

- A. **Call to Order:** Chairperson James Milner called meeting of the Planning Commission to order at 6:10PM.
- B. **Roll Call:** Commissioners present: James Walker, Lloyd Showalter, Linda Vannoy, James Milner, Frank Mocivnik, and Betty Pritchett. Salena Wright-Brown was absent. We had quorum Matt Bailey, Kris Sullivan, Chief Morris and Mayor Long were present.
- C. **Invocation:** (done at the BOZA portion of meeting)
- D. **Pledge of Allegiance:** (done at BOZA portion of meeting)
- E. **Approval of Minutes:** December 1, 2014 and December 15, 2014

**Motion was made to approve December 1, 2014 minutes as written.**

**Motion:** Commissioner Showalter

**Second:** Commissioner Walker

**Voice Vote Aye:** Unanimous

**Voice Vote Nay:** None

**Motion to approve December 1, 2014 minutes as written was approved.**

Minutes of December 15, 2014 were corrected on Page 3, first paragraph as follows: Change December 15 to December 1.

**Motion was made to approve December 15, 2014 minutes as written with correction.**

**Motion:** Commissioner Showalter

**Second:** Commissioner Mocivnik

**Voice Vote Aye:** Unanimous

**Voice Vote Nay:** None

**Motion to approve December 15, 2014 minutes as written with correction was approved.**

F. **Public Hearing:** None.

G. **Public Forum:** Open: 6:15PM Close: 6:15PM No One Spoke.

H. **Consent Agenda Items:** None.

I. **Old Business: Source Gas – Large Scale Development**

Ronald Watkins, represented Crafton and Tull, 901 47 Street, Suite 200, Rogers presented development for Source Gas. Property is roughly seven acres, consisting of over 11,000 square feet of office and warehouse. It has 3,200 square feet of welding shop, 4,000 square feet for expansion. The site will also have a gravel yard where it will store gas piping and fittings and an eight foot retention pond located in the southeast area of the site. The type of gas that is being provided is natural gas. There is no intention of putting a fueling station on this site. Building Services asked that ADA access be provided from the street to the entrance and to the connection structures on site. Requirements addressed in Technical Plat Review were met.

**Motion was made to approve Source Gas – Large Scale Development as presented.**

**Motion:** Commissioner Walker

**Second:** Commissioner Showalter

**Vote Aye:** Vannoy, Mocivnik, Showalter, Walker, Milner, Pritchett

**Vote Nay:** None

**Motion to approve Source Gas – Large Scale Development as presented was approved.**

J. **New Business: 705 South Lincoln Street – Lot Split**

Justin Reed, represented Bates and Associates Land Surveying, 91 W. Colt Square, Fayetteville, 72703. He proposed a lot split at 705 S. Lincoln Street with a parent track of land originally being 9.91 acres and wanted to split it into Track A north having 2.65 acres with an existing building and Track B south, no structures, 7.35 acres. He had in front of him an adjusted plan to fit 200' road frontage requirement for

industrial zoning. He had a plat that he had made some preliminary changes on based on comments, but he had not resubmitted it to the city.

Main concern of commission was that the lot split could create a section in back identified as a "orphan" lot because there would be no road easement to it and it would not be attractive for future use by others should the current owner decide to vacate this property. City likes to see complete plans for a project instead of in series of plans.

Tom Smith, 702 Crystal, asked if the concern was that the commission would like to see the area squared off on the east side. That portion of land did not matter to him. He asked if it would be a cleaner divide if he went straight off and make it a rectangle.

Commissioner Milner said he would have to put an easement in there if the back piece of property was going to be subdivided in the future.

Tom Smith said there were no plans to use the property for other subdivided lots but the whole 8 acres would be used for current operations. He addressed comments by Matt Bailey about current Conditional Use Permit. It would stay at it is until he get the proposed deal inked. At that point, he would come back with a large scale development with more information. When that happened, the Conditional Use Permit that is assigned to the property would die on the vine. The proposed project does not have anything to do with scrap metal, recycling or anything USA Metal is currently involved in.

Track is A is for the entire 9 acres. The building is administrative office and the conditional use permit is for 10 acres for Pull-A-Part. He recently expanded the administrative portion of that building and it is currently of being used. The building has four loading docks and small warehouse inside, several offices and storage area.

**Motion was made to approve 705 South Lincoln Street – Lot Split as presented.**

**Motion: Commissioner Walker**

**Second: Commissioner Mocivnik**

**Vote Aye: Pritchett, Vannoy, Showalter, Mocivnik, Milner, Walker**

**Vote Nay: Showalter**

**Motion to approve 705 South Lincoln Street – Lot Split as presented was approved.**

**Creative Things – Large Scale Development**

Sammi May (2407 SE Cottonwood, Bentonville) with Morrison Shipley Engineers presented plans for a proposed expansion of adding 86,500 square feet to an existing building for Creative Things. It will be constructed over the existing building. There are two driveway entrances and will remain in the same location, shifting a few feet for the new driveway locations. There will be a truck dock on the west side of the site and a detention pond on the far west end of the site. There will be parking mainly on the south side and a new entrance will be on the southeast corner with employee parking and dumpster on the north side.

Kris said Sammi had addressed all comments made by Building Services and the Fire Department.

Commissioner Milner had concerns about moving the fire hydrant to Lincoln Street or use existing location. Creative Things will utilize an existing fire hydrant already on Lincoln Street with their FDC. They will extend the FDC to be within 25 feet of it. For the existing hydrant on the north, it will be moved due north on the other side of the driveway out of the collapse zone.

**Motion was made to approve Creative Things – Large Scale Development as presented.**

**Motion: Commissioner Mocivnik**

**Second: Commissioner Showalter**

**Vote Aye: Pritchett, Vannoy, Showalter, Mocivnik, Milner, Walker**

**Vote Nay: None**

**Motion to approve Creative Things – Large Scale Development as presented was approved.**

**K. Planning Staff Items: None.**

**L. Discussions: 2015 By-Laws:**

Motion was made by Commissioner Showalter and second was made by Commissioner Walker to accept the 2015 By-Laws as presented. They both withdrew their motions after discussing changes to the by-laws.

**Motion was made to approve 2015 By-Laws with change from three meetings to five meetings missed in a twelve month period.**

**Motion: Commissioner Walker**

**Second: Commissioner Mocivnik**

**Vote Aye: Pritchett, Vannoy, Showalter, Mocivnik, Milner, Walker**

**Vote Nay: Showalter**

**Motion to approve 2015 By-Laws with change from three meetings to five meetings missed in a twelve month period was approved.**

Kris will be in Little Rock for a grant writing class and requested changing next meeting date.

**Motion was made to move January 22, 2015 meeting to January 26, 2015.**

**Motion: Commissioner Milner**

**Second: Commissioner Vannoy**

**Voice Vote Aye: Unanimous**

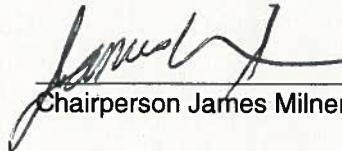
**Voice Vote Nay: None**

**Motion to move January 22, 2015 meeting to January 26, 2015 was approved.**

**M. Committee Reports: None.**

**N. Adjourn: Commissioner Walker moved to adjourn. Commissioner Mocivnik seconded the motion. All were in favor. Meeting adjourned at 7:06PM.**

APPROVED:

  
Chairperson James Milner

ATTEST:

  
Elizabeth Estes, City Clerk



CITY OF LOWELL

PLANNING COMMISSION MEETING MINUTES

*Jan 5, 2015*  
DECEMBER 15, 2014